MISSION OF DEEDS
Furnishing Homes. Changing Lives.

A MESSAGE *from our* BOARD CHAIR and EXECUTIVE DIRECTOR *2026/2027*

A gentleman in his 70s came to our door for his afternoon appointment to pick up a bed and brand-new linens. As we welcomed him inside, he began to cry, as he said, "Tonight will be the first time I'll sleep in my own bed."

This is why Mission of Deeds exists. We are a volunteer-supported non-profit providing new beds, gently used furniture, kitchen items and other essential household goods, free of charge, to those leaving homelessness and others in great need.

To date in 2026, we have had the privilege of helping 604 households in need. We could not do any of this without the heart and soul of Mission of Deeds: our volunteers. This year, volunteers have contributed more than 4,000 hours of their time, energy and talent. They have picked up furniture from generous donors, refinished furniture to a showroom standard, scrubbed pans, packaged brand-new linens, tested small kitchen appliances, answered phones and carefully staged items in our warehouse.

What makes our volunteer community remarkable is the breadth of experience they bring with them. Mission of Deeds is fortunate to have volunteers from chemical engineers, to doctors, to teachers, and skilled woodworkers. Their professional knowledge, practical skills and willingness to pitch in make our operation possible.

Volunteers Ken Downey and Greg Schulz crafted new table legs to transform a large dining table into two small practical kitchen tables.

Our volunteers also bring ingenuity and creativity to the work. When a donated dining table was too large for the homes of the households we serve, workshop volunteers cut it down, crafted additional legs from scrap wood, and transformed it into two perfectly sized smaller tables.

As we look ahead to 2027, we are focused on making sure Mission of Deeds is prepared to meet the needs of the households we serve. This year, we purchased a new truck, one of the most important assets we have. Our trucks connect the generosity of our donors with the clients who need their furniture. Every pickup represents the beginning of a journey that ultimately puts a dresser, a kitchen table or a living room chair into someone's home.

There are many ways to be a part of our community. You can donate gently used furniture, make a financial contribution or offer your time as a volunteer.

We remain grateful for the opportunity to be there for people at moments when something as simple as a bed can mean so much.

Because sometimes, a bed is more than a bed. It can be the first night of a new beginning.

Christopher Barrett
Board Chair

David McIsaac
Executive Director

SAVE *these* DATES!

Mission of Deeds GALA

Friday, March 19, 2027
Spinelli's, Lynnfield

Mission of Deeds Bill Mulrenan Memorial Golf Tournament

Monday, June 7, 2027
Woburn Country Club

MORE THAN FURNITURE: *A Story of Hope after Loss*

Recently, a former client returned to Mission of Deeds for one simple reason: to say thank you.

After losing their home in a devastating fire, they came to us at an incredibly difficult moment, facing the challenge of rebuilding their life with almost nothing. Mission of Deeds helped furnish their new apartment with a sofa, dining table and chairs, nightstand, end tables, home décor, and other household essentials—helping turn an empty space into a comfortable place to call home.

But what made this story especially meaningful happened later.

The client returned to Mission of Deeds carrying photographs of their home after the fire, alongside photos of their new apartment— which is now furnished, welcoming, and filled with signs of a fresh start. They also brought a heartfelt letter thanking the volunteers and supporters who helped them through one of the most difficult times in their life.

> "I want to sincerely thank you for the kindness, support, and generosity you showed me after my house burned down. During such a difficult and emotional time, your help meant more than words can express.
>
> From the moment I arrived, everyone treated me with so much compassion and respect. You made me feel welcomed, cared for, and at home during a time when I truly needed comfort. I could tell that your team genuinely wanted to give me the best things available, and that touched my heart deeply.
>
> Your kindness reminded me that there are still people who care and are willing to help others in their hardest moments. Thank you for not only providing things I needed, but also for giving me hope, encouragement, and comfort during such a painful time.
>
> I'm truly grateful for Mission of Deeds, and for every person who helped me. With heartfelt gratitude."

Their visit was a powerful reminder that what we provide is about so much more than furniture. A sofa becomes a place to rest. A table becomes a place to gather. A bed becomes a place to finally sleep comfortably after days filled with uncertainty.

And an empty apartment begins to feel like home.

Their words, shared at left, capture the impact of that kindness and generosity better than we ever could.

Stories like this are why Mission of Deeds exists. With the support of our donors, volunteers, and community, we can help people facing crisis move forward with dignity, comfort, and hope—and give them the essentials they need to begin again.

Follow us on social media!

facebook.com/missionofdeeds instagram.com/missionofdeeds

Year-to-Date Impact

176,400
Pounds of Furniture Saved from Landfills

4,345 Pieces of Furniture Distributed to People in Need

4,069
Volunteer Hours Contributed

682
Furniture Donation Pickups from Our Community

923
Beds Distributed to People in Need

Helped **1,541** people from **54** cities and towns.
including **686** kids under 17

The Impact of Your Contributions

$5,000	32 Cribs with Mattresses	
$2,000	11 Bed Sets — Mattress, Platform Frame, Pillow, Sheet Set, and Comforter	
$1,500	65 Comforters	
$1,000	4 Sets of Bunk Beds with Mattresses	
$500	35 Toasters and Coffee Pots	
$250	12 Pots and Pans Sets	
$150	38 Pillows	

Get Involved!

Host a Drive!

Is your place of worship, school, or work looking for a way to give back? We always welcome volunteers to organize drives for items that are in short supply. These items can include new towels, sheets, and comforters. We also need new or gently used pots and pans as well as other essential kitchen items.

Volunteer!

Is your workplace looking for a team building opportunity? Mission of Deeds can help by hosting your next corporate team BUILDing event. In a two-hour block, groups of 8-10 assemble furniture kits. No building experience necessary. The opportunity requires a contribution that solely covers the cost to purchase the kits.

Donate Goods!

To treat our clients with dignity and respect, we only accept gently used items that are in good condition. Scan the QR code to see what we can and cannot accept.

FREE pick up on the following days:

Monday:
North Reading, Lynnfield, Wilmington

Wednesday:
Burlington, Lexington, Winchester, Woburn

Thursday:
Melrose, Stoneham, Wakefield

Pick up in Reading all of these days.

For more information, contact info@missionofdeeds.org.

VOLUNTEER SPOTLIGHT: *Toby Whitney*

Toby Whitney's connection to Mission of Deeds began in 2010, when his construction company donated labor during a major renovation of our facility. Five years later, after retiring from a distinguished career as a general contractor, Toby returned to Mission of Deeds—this time not as a contractor, but as a volunteer.

What began in our woodworking shop soon became something much bigger.

Toby put decades of experience and craftsmanship to work repairing and refinishing donated furniture, giving new life to pieces that might otherwise have been discarded. Along the way, he and another volunteer found a creative use for leftover dining table leaves, transforming them into beautiful coffee tables. Since then, more than 550 of those handcrafted tables have found a place in the homes of individuals and families we serve.

But Toby's impact can be seen throughout Mission of Deeds.

Over the years, he has built specialized workshop spaces, improved warehouse shelving and storage, created more functional work areas for volunteers, and expanded our mattress storage capacity—all helping us operate more efficiently and serve more people.

Equally as remarkable is the resourcefulness Toby brings to every project. By repurposing materials whenever possible and carefully purchasing only what is truly needed, he has completed improvements that could have cost thousands of dollars for no more than the price of a few supplies.

Yet Toby's greatest contribution cannot be measured by the number of projects he has completed, pieces of furniture he has restored, or dollars he has saved. It is his willingness to simply show up and help.

Toby has loaded trucks, unloaded donations, assisted with deliveries, and even used his own pickup truck when our truck was out of service. When there is a major project underway, he can often be found at Mission of Deeds on any given day—and sometimes even on weekends—bringing the same care, skill, and commitment to quality that defined his professional career.

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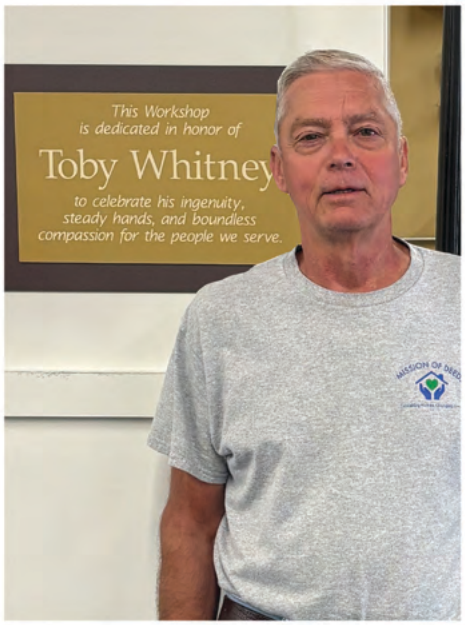
Toby's generosity and dedication have become such an important part of Mission of Deeds that we recently dedicated our woodworking shop in his honor. A plaque now recognizes his boundless compassion, steady hands, and ingenuity—qualities that have left a lasting mark not only on our facility, but on the countless people whose homes have been made a little more comfortable because of his work.



When asked what he is willing to do at Mission of Deeds, Toby's answer is characteristically simple:

"I'll do whatever you need."

Sixteen years after Toby first walked through our doors, those words may be the best description of both the volunteer spirit—and Toby himself.

ALWAYS KNOW WHERE YOUR MONEY GOES

Platinum Transparency 2026

Candid.

At Mission of Deeds we strive to always put our clients first. We are proud that **91%** of our budget goes directly to client service. In pairing with Candid, we are giving our donors a look at where their donation goes and how they have a direct effect on our clients' lives. We hope this information helps you feel great about your decision to donate to Mission of Deeds. Candid is the world's largest source of information on nonprofit organizations. Candid's Nonprofit Profiles provide donors with the information they need to make smart decisions, build connections, and learn from each other to achieve their missions. We are proud to have received Candid's Platinum Seal of Transparency — their highest level of recognition.

MOD EXPENSE BREAKDOWN

- Programs — 91%
- General — 6%
- Fundraising — 3%

DONOR-ADVISED FUNDS
A Meaningful Way to Support MOD

A donor-advised fund is a simple way to support Mission of Deeds today, and make an even greater impact tomorrow.

HOW IT WORKS:

1. You contribute.

Make a gift to your donor-advised fund (DAF). Get an immediate tax deduction.

2. You recommend.

Recommend a grant from your DAF — it's easy, flexible and incredibly meaningful.

3. We put your gift to work.

Your gift provides beds, furniture, and household essentials — free of charge — to neighbors rebuilding their lives.

The Benefits to You:

- Eligibility for immediate *tax deduction.*
- *Supporting Mission of Deeds* now or in the future.
- Creating a *lasting legacy* of compassion.
- *Flexibility* that fits your giving goals.

This information is for educational purposes only. We encourage you to consult with your tax or financial advisor about donor-advised funds..

Questions?

Contact David McIsaac, Executive Director, at david.mcisaac@missionofdeeds.org.

In Their Own Words

Family leaving shelter after loss of employment:

"Our family is very grateful for all the support provided: it has been a source of help and strength. I do not have enough words to express my gratitude and that of my family for your empathy, kindness, and understanding."

An elderly client moving out of shelter after two years:

"Thank you for all the furniture and kitchen starter set you gave me. I'm very grateful. You have made my home look like a ***real*** home. I would have never been able to afford any of this, thank you for everything."

Family fleeing domestic abuse:

"Mission of Deeds provided my family with not just furniture, they provided us a 'home feeling' in our journey of new lives after fleeing a bad domestic violence situation. We left our home and lost everything including our family dog. We finally got a new place almost one year later. Our place was empty except for a few things until I got a referral. My family is eternally grateful. We look forward to getting on our feet and giving back!"

A single mother needing support for her baby:

"Thank you so much for the baby crib, mattress and bedding you gave me. I really needed it and could not afford it. Keep doing what you guys are doing; we need more people like you!"

2026: A YEAR *in* REVIEW

Dueling Pianos — *Our community packed Teresa's in North Reading for an unforgettable evening. Our first event at this fantastic venue sold out with 200 guests and raised more than $80,000 to support our mission. Dueling pianos kept the room buzzing with music, laughter, and dancing as two talented pianists took requests throughout the night. With great food, an enthusiastic crowd, and a successful silent auction, it was a powerful celebration of what we can accomplish together.* ***Golf —*** *Our Bill Mulrenan Memorial Golf Tournament was another gorgeous day with sold out foursomes coming out to celebrate for a great cause.* ***Yard Sale —*** *The Spring yard sale was a smashing success drawing neighbors and friends to our parking lot for bargains and unique finds.*

MISSION OF DEEDS INC.

Leadership

Anthony J. Triglione
(1925-2011)
Founder & First President

David McIsaac
Executive Director

Sarah Kelley
Director of Development

Sharon L. Petersen
Director of Partnerships

Board of Directors

Christopher J. Barrett
President

Catherine R. Kaminer
Vice President

Lori A. Grayson
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